

Pleasant Run, LLC

2340 South Main Street
Harrisonburg, VA 22801

Phone: (540) 433-2454
3/21/2016

Mr. James May
Community Development
Rockingham County
20 East Gay Street
Harrisonburg, VA 22802

RE: Pleasant Run LLC Property

Dear Mr. May:

Pleasant Run, LLC property located on the south side of Pleasant Valley Road, identified on the Tax Map of Rockingham County, Virginia, as Parcel No. 124-(A-)- L98 (“the property”).

The following conditions and proffers are made part of the rezoning application:

1. Land use is restricted to single family attached and single-family detached units within the current R-2 zoning.
2. A minimum of 25% common area shall be included in the development scheme.
3. All lots shall be served by public water and sewer; individual sewage disposal systems and/or wells are prohibited. Developer shall install all water and sewer lines necessary to serve the development.
4. The development’s roadway network shall be within substantial conformance to the attached “R-2 Plan of Development” prepared by Valley Engineering and dated March 25th 2016, with the understanding that minor deviations may be necessary during the engineering process.
5. The total number of residential units shall be 166. The developer reserves the option to modify the attached site layout of product mix not to exceed 166 units total, (detached and attached).
6. An impact fee of \$730 per lot shall be paid to Rockingham County at the sale of each lot to a homeowner.

7. A homeowners association shall be established to provide for maintenance of the common areas and restrictive covenants shall be placed on record to ensure the compatibility of all proposed improvements.

Sincerely,

Michael Pugh, Member
Pleasant Run, LLC